

Westfield-Washington Advisory Plan Commission held a meeting on Monday, October 15, 2012 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting:** 7:00 PM

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Bob Smith, Dan Degnan, Steve Hoover, Ken Kingshill, Bob Spraeetz, Charles Lehman, Danielle Tolan, Bill Sanders, and Cindy Spoljaric

**City Staff Present:** Matthew Skelton, Director; Sarah Reed, Planner; Ryan Clark, Planner; and Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the October 1, 2012 APC meeting as amended to show heading for Commissioner Comments at the end.

Motion: Tolan; Second: Kingshill; Vote: Passed by voice vote

Clark reviewed Public Hearing Rules of Procedure.

**ITEMS OF BUSINESS**

Case No.	1205-PUD-05
Petitioner	JR Farmer Harmony, LLC
Description	Harmony Planned Unit Development; NW corner of 146 <sup>th</sup> Street and Ditch Road; Petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Skelton stated that staff is requesting suspension of the rules to continue this item for 90 days due to the delay regarding the ingress/egress of 146<sup>th</sup> Street.

Motion: To suspend rules, Article 7, Section 2-7 and allow 90-day continuance due to 146<sup>th</sup> Street and Ditch Road layout.

Motion: Spoljaric; Second: Sanders; Vote: 9-0

Case No.	1209-DP-10 & 1209-SIT-06
Petitioner	Crossroads Engineers, P.C.
Description	Centennial Bible Church; 720 Liberty Drive; Petitioner requests Development Plan Review and Site Plan Review for an addition to the existing structure and additional parking on approximately 4.1 acres in the SF-3 (Cluster) District.

Reed reviewed the petition stating that the outstanding landscaping items have been resolved and the petition is compliant.

Motion: Approve 1209-DP-10 & 1209-SIT-06 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office.

Motion: Hoover; Second: Spraetz; Vote: 9-0

Case No.	1209-DP-09 & 1209-SPP-04
Petitioner	Herman & Kittle Properties, Inc.
Description	Casey Acres Apartments; 1,400 feet north of SR 32 on the west side of Casey Road; Petitioner requests Development Plan Review and Primary Plat review for a 252-unit apartment complex.

Reed reviewed the petition stating that since the public hearing, outstanding items including site circulation and access, parking and landscaping have been resolved and are compliant. In addition, revised architectural plans have been submitted regarding elevations for buildings backing up to Casey Road.

Mr. Ken Sebree further discussed the elevations for buildings backing up to Casey Road.

Spoljaric stated that there appears to be more than two buildings in a straight row at the north end of the project, which is not normally allowed and asked if there is a very slight offset.

Reed responded, yes, there is a very slight offset.

Motion: Approve 1209-DP-09 & 1209-SPP-04 with the following condition:

- That all necessary approvals and permits be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to the issuance of a building permit.

Motion: Kingshill; Second: Lehman; Vote: 9-0

Case No.	1209-PUD-10
Petitioner	Beazer Homes Indiana, LLP
Description	Keeneland Park PUD; SW corner of Springmill Road and 169 <sup>th</sup> Street; Petitioner requests a change in zoning on approximately 72 acres from the SF-2 District to the Keeneland Park PUD.

Clark reviewed the petition stating that the trail connection to Maple Knoll has been added since the public hearing. He also stated that concerns have been addressed regarding rear elevations, architectural designs, and additional landscape buffering.

Spoljaric shared with the Commission that she has discussed her concerns regarding square footage, architectural enhancements and themes with the petitioner and with staff.

Dobosiewicz addressed concerns of the Commission and discussed the anti-monotony code.

Smith asked if the petitioner would be comfortable with 25% rather than 50% of one particular style of architecture.

Dobosiewicz stated the petitioner is willing to discuss these concerns and requests to continue this petition to the next meeting in order to meet with the Commissioners and address the concerns.

Case No. 1210-DP-11 & 1210-SIT-07  
Petitioner Washington Township Parks & Recreation  
Description MacGregor Park; Northwest corner of State Road 38 and MacGregor Park Road;  
Petitioner requests Development Plan and Site Plan review for new parking lot and picnic shelters on approximately 9 acres in the AG-SF1 District.

Clark reviewed the petition stating that the only change since the public hearing is an added emergency turnaround in the parking lot.

Motion: Approve 1210-DP-11 & 1210-SIT-07 with the following condition:

- That all necessary approvals and permits be obtained from the Hamilton County Surveyors Office prior to the issuance of a building permit.

Motion: Sanders; Second: Tolan; Vote: 9-0

Case No. 1210-DP-13 & 1210-SIT-09  
Petitioner Westfield Washington Public Library  
Description 333 West Hoover Street; Petitioner requests Development Plan and Site Plan review for a building addition on approximately 2.55 acres in the SF-3 District.

Clark reviewed the petition stating that the only change is a reduction in the proposed parking lot expansion.

Motion: Approve 1210-DP-13 & 1210-SIT-09 as presented.

Motion: Sanders; Second: Hoover; Vote: 9-0

Case No. 1210-SPP-08  
Petitioner Kite Realty  
Description Bridgewater Marketplace Primary Plat; 730 feet north of 146<sup>th</sup> Street on the west side of Gray Road; Petitioner requests Primary Plat review for commercial lots in the Bridgewater Marketplace, in the Bridgewater PUD District.

Skelton stated that this is a primary plat, which is not accompanied by a development plan; he also stated that the only issue was the open space requirement in the Bridgewater PUD. He added that staff is working with the developer; who are aware and will formulate a plan to communicate to staff.

Motion: Approve 1210-SPP-08 as presented.

Motion: Kingshill; Second: Spraetz; Vote: 8-1 (Sanders)  
Kingshill recused himself from the following two items.

Case No. 1209-CPA-02  
Petitioner City of Westfield  
Description The City of Westfield requests approval of the Park Impact Fee Zone Improvement Plan.

Skelton introduced the Comprehensive Plan Amendment, stating the formula used was to value the existing park assets and divide by the existing number of households to determine the existing level of service in the community, which is the basis for whatever fee is supported under the Zone Improvement Plan. He stated that staff has been in contact with the Builders Association of Greater Indianapolis and they have confirmed they believe this is compliant with the requirements of the State Law. He stated that the recommended fee is \$1,120.00/household in the next calendar year and then \$1,309.00/household for the next four years.

A Public Hearing opened at 8:03 p.m.

No one spoke, and the Public Hearing closed at 8:04 p.m.

Motion: Send 1209-CPA-02 to the Westfield City Council with a positive recommendation.

Motion: Degnan; Second: Hoover; Vote: 8-0

Case No. 1210-ZOA-03  
Petitioner City of Westfield  
Description The City of Westfield requests the review of Ordinance 12-30, Park Impact Fee Ordinance.

Skelton stated that this is the ordinance which would implement the recommended park impact fee.

A Public Hearing opened at 8:05 p.m.

No one spoke, and the Public Hearing closed at 8:06 p.m.

Motion: Send 1210-ZOA-03 to the Westfield City Council with a positive recommendation.

Motion: Spoljaric; Second: Sanders; Vote: 8-0

### **COMMISSION COMMENTS**

Tolan announced that she will be running for Westfield Washington Township Trustee in 2014.

Sanders asked if a table could be developed where the density of the project is taken into consideration to determine what the minimum offset would be.

**CITY COUNCIL COMMENTS**

Hoover stated that the Council approved the 2013 budget at the last meeting.

**ADJOURNMENT** (8:15 p.m.)

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President, Robert Smith, Esq.

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Vice President, Daniel Degnan

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Secretary, Matthew S. Skelton, Esq.